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"BEGINNING at an iron pin on Oak Grove Lake Road, which iron pin is located 425 feet from the point where said Road joins Fish Hatchery Road, and running thence N 47-45 E 150 feet along Oak Grove Lake Road to an iron pin in said Highway at the joint front corner of Lots 1 and 2; thence along the joint line of Lots 1 and 2, N 42-22 W 142.2 feet to an iron pin at the joint rear corner of Lots 1 and 2; thence along the rear line of Lot No. 1, S 14-45 W 172 feet to an iron pin; thence S 34-35 E 49.1 feet to the beginning corner."

Being the same property conveyed to the mortgagor by Eugene Hyman by deed recorded in the RMC Office for Greenville County.

TOGETHER with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or fixtures now or hereafter attached, connected or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD all and singular the said premises unto the said FIRST PIEDMONT MORTGAGE CO., INC., its successors and assigns. And the Mortgagor does hereby bind itself and its successors, executors and administrators to warrant and forever defend all and singular the said Premises unto the said Mortgagee, its successors and assigns, from and against itself and its successors and assigns, from and against itself and its successors, executors, administrators and assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.

The Mortgagor covenants and agrees as follows:

1. That it will promptly pay the principal of and interest on the indebtedness evidenced by the said promissory note, at the times and in the manner therein provided, and that it will observe and perform all the covenants and agreements set forth in the said Loan Agreement referred to hereinabove.
2. That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein, and also any further loans, advances, readvances or credits that may be made hereafter to the Mortgagee; and that all sums so advanced shall bear interest at the rate of the mortgage debt and shall be payable on demand of the Mortgagee, unless otherwise provided in writing.